

Commercial and Industrial Buildings,  
Schroeder-Kleine Grocer Company Warehouse  
44-48 Main Street  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-160-BI

HABS  
IOWA,  
31-DUBU,  
13-BI-

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**PHOTOGRAPHS  
HISTORICAL AND DESCRIPTIVE DATA**

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Historic American Buildings Survey  
Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P.O. Box 25287  
Denver Colorado 80225

## Schroeder-Kleine Grocer Company Warehouse

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Site Location: 44-48 Main Street  
Dubuque, Dubuque County, Iowa  
DOT designation: Resource Site No. 5.15  
Cadastral grid : SE1/4 NE1/4 S25 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
UTM coordinates: 15.692045.4707110  
Lot dimensions : 75'x 113': .19 acre  
Lot description: West 1/2 of Lots 13, 14 and  
15 of Block 1 of Dubuque  
Harbor Company Addition.

Present Owner: Harold J. Weber  
Present Usage: 1st floor: retail businesses; 2nd and 3rd floors: vacant  
Present Condition : good

Overall Dimensions: 100'x 75'; 3 stories  
Orientation : west  
Architectural Description : Plan type : 3-story rectangular, open-space warehouse.  
Foundation: coursed ashlar limestone perimeter walls with  
tooled stone watertable.  
Structure : wood frame with brick masonry bearing walls.  
Ext. walls: common red brick laid in common bond.  
Roof : flat composition roof with brick parapet walls.  
Chimneys : all original integral exterior chimneys  
removed.  
Openings : paired, painted wood 1/1 double-hung windows on  
2nd and 3rd floor front (recently removed and  
covered over with plywood, with small aluminum  
window inserts in some) placed in pairs with  
brick segmental or semicircular arch heads and  
continuous stone sills; 1st floor storefront  
covered with wood siding and anodized aluminum  
entrances and small showcase windows installed;  
plain rear windows (also recently removed and  
boarded over) with brick flat arch heads on 2nd  
and 3rd floors and segmental arches on 1st  
floor, all with stone lug sills.  
Details : massively corbeled bricks and stone string  
courses on front parapet and over heads of  
upper level windows; corbeled brick pilasters;  
inset brick bulkhead panels under upper level  
windows.

Construction Date : 1894

Architecture Style: 19th Century Functional

Physical History : In the summer of 1894 Dubuque contractors Shields and Bradley built a pair of almost identical three-story commercial blocks along lower Main Street for two of the city's biggest wholesale grocers. The south building on the corner of Main and Jones streets [HABS No. IA-160-BJ] was built for the M.M. Walker Company; this building immediately north was built for the Schroeder-Kleine Grocer Company. Reported total cost for the structures: \$80,000. The Schroeder-Kleine building featured three bays demarcated by brick pilasters. The first floor front consisted of brick walls with large, fixed-sash showcase windows that flanked two Richardsonian Romanesque doorways. "The entire [Schroeder-Kleine] building is systematically arranged for business purposes, having spacious offices, sample and showrooms, electric lights and electric power to run elevators" the *Dubuque Daily Herald* reported just after its completion. "The receiving and shipping facilities are unsurpassed, side tracks in the rear enabling the company to load and unload direct from the cars. A heavy stock is carried, embracing staple and fancy groceries, canned goods, sugars, syrups, teas, coffees, spices, etc., in fact everything to be found in a first-class wholesale grocery establishment." Schroeder-Kleine and Walker operated independently until the former absorbed the latter in 1921 and took over the adjacent building. Since the company went out of business in 1941, this building has been occupied by a number of other commercial tenants, including: the Terminal Warehouse and Storage Company, the Food Machinery and Chemical Corporation, the J.M. Sweeney Truckline Company and the Overhead Door Company. Present tenants are the Dubuque Insulation and Siding Company and Jocille's Coiffures and Wig Boutique. The upper floor windows of the building were boarded over in 1987, a modest entrance has been added in the south party wall and the first floor storefront has been covered with wood siding and small aluminum showcase windows, but the building has retained its overall form.

Significance: Raised in Dubuque and educated at the local Bayless Business College, Frank Schroeder began his grocery career in town as an apprentice shipping and receiving clerk for wholesale grocer W.H. Rumpf. (Begun in 1853, Rumpf's establishment was one of the oldest grocery houses in the city.) In 1882 Schroeder formed a partnership with Dubuque native John H. Kleine to start his own wholesale grocery firm. Ten years later the two merged with Rumpf and his partner, John P. Ferring, and incorporated the Schroeder-Kleine Grocer Company with capital stock of \$100,000. That same year they built this substantial brick building to house their expanded stock. Business increased steadily, and by 1911 the firm employed 27 people, with sales representatives across Iowa and in Wisconsin, Minnesota and Illinois. Before the firm's dissolution in 1941, it was one of the oldest in Dubuque, if Rumpf's 1853 start is considered. This building is thus historically important for its association with Schroeder-Kleine during the firm's prosperous years. Architecturally, it is representative of the 19th Century Functional structures built in Dubuque's wholesale grocery and produce district along lower Main Street.

**References:**

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**Compiler:**

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